



## **Proposed Zoning Changes for 2005 March Town Warrant**

**Public Hearing to be held Tuesday, December 14, 2004, 6:30 PM,  
Board of Selectmen's Meeting Room – Town Hall**

During the course of each year, the Milford Planning Board continuously looks at revisions to the Zoning Ordinance that may be necessary based upon changing land use conditions in Town; the need for clarification of wording and intent in the Ordinance; consistency with the Town Master Plan; and general "housekeeping" based on State and Federal regulations.

The Planning Board enlists the input and expertise of both the public and the various boards and commissions in developing proposed changes. In accordance with State statute, public hearings are held on all proposed changes prior to the Planning Board's decision on the final wording that will be placed on the March 2005 Warrant be either approved or disapproved on voting day (March 8, 2004).

There are several proposed changes or amendments that may be placed on the Warrant. Thus far, the following items are set for public hearings:

### **1. Federal Hill Rezoning**

**Rationale for this Zoning Amendment:** This area of Town is currently zoned Residence "A", which is primarily a single-family residential district that permits houses on a minimum 15,000 square foot lots (if served by municipal water and sanitary sewer) and houses on lots of a minimum 40,000 square feet (one acre equals 43,560 square feet) if not served by municipal water and sewer.

This particular area, as defined by the map and lot numbers listed in the notice, has several large vacant tracts of land that are suitable for development. If municipal water and sewer is extended into this area, these tracts could be subdivided at higher densities. The likelihood of these utilities being extended to reach vacant tracts is becoming more and more possible as development pressure increases.

The Planning Board, in an effort to maintain the existing rural character and very low-density development in this area, is proposing rezoning this area to Residence "R".

Residence “R” zoning allows single-family housing at densities not to exceed more than one house per two acres. There will be no changes to assessments or property values with this rezoning. All lots and uses which do not meet the minimums of the Residence “R” zoning district will in general be considered “legal non-conforming” parcels.

**2. Rezoning Map 38/Lot 2 from Residence “R” to Industrial “I”**

The Planning Board was approached by a private business owner seeking to rezone the parcel known as Map 38/Lot 2 from Residence “R” zoning to Industrial (“I”) zoning. The parcel lies south of the Route 101 Bypass, and abuts existing Industrially-zoned property (Granite State Concrete, the town-owned BROX industrial property). The property being requested for rezoning is currently vacant undeveloped land and is accessed via a Class VI service road.

The Planning Board is proposing for public input the rezoning of this parcel for industrial uses. The Board feels that its highest and best use is industrial given its location adjacent to existing industrially-zoned land. The Planning Board feels that industrial zoning on this site, governed by all appropriate site design, buffering, zoning, subdivision and site plan regulations, is an appropriate zoning designation.

**3. Building codes modification:**

This proposed zoning change is a “housekeeping” matter that adopts the 2003 Edition of the International Residential Code to govern residential dwellings in Milford.